



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
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Legislation Details (With Text)

File #: SO2020-3706
Type: Ordinance
File created: 7/22/2020
Status: Passed
In control: City Council
Final action: 10/7/2020
Title: Zoning Reclassification Map No. 11-J at 3557 W Lawrence Ave - App No. 20442T1
Sponsors: Misc. Transmittal
Indexes: Map No. 11-J
Attachments: 1. O2020-3706.pdf, 2. SO2020-3706.pdf

Date	Ver.	Action By	Action	Result
10/7/2020	1	City Council	Passed as Substitute	Pass
10/6/2020	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
7/22/2020	1	City Council	Referred	

SUBSTITUTE, ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the B3--2 Community Shopping District symbols and indications as shown on Map 11-J in the area bounded by:

West Lawrence Avenue, a line 133.21 feet east of and parallel to North Central Park Avenue, the 16" wide public alley next south of and parallel to West Lawrence Avenue, North Central Park Avenue,

to those of a B3-3 Community Shopping District.

SECTION 2. This Ordinance shall be in force and effect from and after its passage and due publication.

Address: 3557 West Lawrence, Chicago, Illinois

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AMENDED TO BE A TYPE-1 ZONING MAP AMENDMENT

SUBSTITUTE NARRATIVE AND PLANS Applicant: CY.LuIon Moldings

MI, LLC

Properly Location: 3557 West Lawrence Avenue, Chicago, Illinois Proposed Zoning: 153-3 Community Shopping District (TOD) Lot Area: 16,651 square feet

Celadon Holdings III, LLC is the "Applicant" for a Type 1 Zoning Map Amendment for the subject property located at 3557 West Lawrence Avenue from the B3-2 Community Shopping District to the B3-3 Community Shopping District in order to authorize the construction of a six-story multi-family residential building containing 50 dwelling units and ground floor commercial space. All units in the building would be designated as affordable, with a range of affordability from 15% AMI to 80% AMI.

The site is bounded by West Lawrence Avenue on the north, an existing 2-story commercial building on the east, and a 16' wide public alley on the south, and North Central Park Avenue on the west.

The subject property contains 16,651 square feet of site area and is vacant and unimproved. The overall project FAR will be 4.0. The Applicant seeks an FAR increase for Transit-Served Locations and for On-Site Affordable Housing Units in Transit-Served Locations pursuant to Sec. 17-3-0403-B and Section 17-3-0403-C. The project will provide 100% of required affordable units on-site.

The Property is within 1,320 feet to the Kimball CTA Station and a transit-served location parking reduction is requested. The proposed project will include 13 off-street vehicular parking spaces and 50 bicycle parking spaces.

NARRATIVE ZONING ANALYSIS

(a) Floor Area and Floor Area Ratio: i. Lot area:

iii. Total building floor area:

iv. FAR:

16,651 square feet 66,616 square feet

4.0 (Transit-Served Location FAR increase and additional FAR increase for On-Site Affordable Housing Units in Transit-Served Locations)

b) Density (Lot Area Per Dwelling Unit): 333 square feet (50 dwelling units)
(MLA Reduction for Transit-Served Locations)

c) Number of Off-street Parking Spaces: 13 vehicular parking spaces (Transit-served Location
Parking Reduction Proposed. Within 1,320 feet to Kimball CPA Station)

50 bicycle parking spaces

d) Setbacks:

i. Front setback: 0 feet

ii. Side setback (east): 0 feet

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iii. Side setback (west): 0 feet

iv. Rear setback. 0 feet (will seek a variation)

(c) Building height: 66' Off-street. Loading

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PROPERTY LINE

EXISTING LAND USE MAP

Applicant: Celadon Holdings III, LLC
Address: 3557 West Lawrence Ave
Introduced: September 8, 2020

EXTENT OF REZONED PROPERTY [j ^ L \ A / m],
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PROPOSED NSW TREE & PARKWAY PLANTER

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Applicant: Celadon Holdings III, LLC Address: 3557 West Lawrence Ave Introduced: September 8, 2020
STONE BASE

SPANDREL PANEL OR LOUVERS AS REQUIRED BY FUTURE TENANT

ALUMINUM « GLASS '- THIN BRICK. STOREFRONT SYST EM RUNNING BOND

Hnai to? ^UfJliOBtlQfr

VISION GLASS
ALUMINUM S, GLASS
STOREFRONT SYSTEM
OPEN TO BEYOND. PARKING ENTRANCE

WEST ELEVATION

Applicant: Celadon Holdings MI, LLC Address: 3557 Vilest Lawrence Ave Introduced: September 8, 2020

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5TH FLOOR

THIN GRICK. STACK BOND

PAINTED CONCRETE MASONRY

EXPOSED CONCRETE COLUMNS

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ALUMINUM CANOPY SYSTEM

3RD FLOOR

16' - 0'

1ST FLOOR

HOLLOW METAL EXTERIOR DOORS

SOUTH ELEVATION

ALUMINUI CANOPY SYSTEM
M METAL CO?ING\

Mij!Oiico;nc)r
ART MURAL, SIZE S LOCATION TBD

T. O. ROOF STRUCTURE 73' - 0"

6TH FLOOR

5TH FLOOR
4TH FLOOR
3RD FLOOR
2ND FLOOR
16'-0"
1ST FLOOR
O'-CT
PAIN TED CONCRETE MASONRY

•- APPROXIMATE ADJACENT BUII DING OUTLINE

EAST ELEVATION

Applicant: Celadon Holdings III, LLC
Address: 3557 West Lawrence Ave
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SOUTH & EAST ELEVATION

- NTS